



**City of Santa Clara
PLANNING COMMISSION
Wednesday, June 27, 2007
7:00 P.M.
CITY COUNCIL CHAMBERS
SUMMARY OF ACTIONS**

Please refer to the Planning Commission Procedural Items coversheet
for information on all procedural matters.

REGULAR ITEMS

1. PLEDGE OF ALLEGIANCE and INVOCATION

2. ROLL CALL

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

4. DECLARATION OF COMMISSION PROCEDURES

5. REQUESTS FOR WITHDRAWALS AND CONTINUANCES WITHOUT A HEARING

Agenda Item #12 File: PLN2007-06257 Location: 4041 Davis Street
Agenda Item #11 File: CEQ2006-01036/PLN2006-05960 Location: 1460 Monroe Street
Agenda Item #13 File: PLN2007-06429 Location: 2195 Hoover Drive
Agenda Item #15 File: PLN2007-06448 Location: 2622 Painted Rock Drive

6. ITEMS FOR COUNCIL ACTION

The following items will be sent forward to the City Council following the conclusion of hearings and recommendations by the Planning Commission:
Agenda Item# File: CEQ2007-01040 PLN2007-06347 Location: 1828-1878 Main Street

7. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

None

8. CONSENT CALENDAR

The following items routine administrative and public hearing items were approved under the Consent Calendar unless otherwise noted:

Routine Items/Consent Calendar

8.A. Planning Commission Minutes of May 23, 2007

Public Hearing Items/Consent Calendar

None

*****End of Consent Calendar*****

CONTINUANCES

9. File: **PLN2007-06301**
Location: 1341 Las Palmas Drive, a 6,000 square foot lot on the eastside of Las Palmas Drive, approximately 670 feet south of Madera Avenue (APN 290-07-028). Property is Zoned R1-6L (Single Family Residential).
Applicant: Daniela DiNucci
Owner: Andre Cvitanic
Request: **Variance** to reduce the requirement for covered parking from two spaces to an existing one-car garage in conjunction with the construction of a first floor expansion and a new second story addition.
Project Planner: Yen Han Chen, Associate Planner
Commission Action: **Approved, subject to conditions and recommendation of a covenant not to Exceed 4-bedrooms**

ENVIRONMENTAL/GENERAL PLAN AMENDMENTS/REZONING

10. File: **PLN2007-06347 and CEQ2007-01040**
Location: 1828-1878 Main Street, a combination of three lots, totaling approximately 25,000 square feet, located on the northwest corner of Main Street and Warburton Avenue (APN: 224-24-051, -052, -053). Property is zoned R1-6L (Single Family Residential), R3-36D (Medium Density Multiple Dwelling), and CN (Neighborhood Commercial).
Applicant: Dixie Baus, Core Affordable Housing, LLC
Owner: Joseph P. Martin Trustee Et. Al.
(Martin Family Trust-Gary Martin)
Request: **Adopt Mitigated Negative Declaration;**
General Plan Amendment #67 from Single Family Residence to Medium Density;
Rezone from R1-6L (Single Family Residential), R3-36D (Medium Density Multiple Dwelling), and CN (Neighborhood Commercial) to PD (R3-36D) to allow construction of a 28-unit senior affordable rental apartment complex & integrated parking garage;
Density Bonus for Affordable Housing; and
Architectural Review Approval
Project Planner: Erwin Ordoñez, Senior Housing Planner
Commission Action and Recommendations: **Adopted Resolution Certifying Mitigated Negative Declaration;**
Adopted Resolution to Approve General Plan Amendment #67, Rezoning, a Density Bonus; and
Referred Architectural Approval to staff with a representative of the Architectural Committee

11. File: **CEQ2006-01036/GPA #65/PLN2006-05960**
Location: 1460 Monroe Street, four lots totaling 19,130 square feet at the southwest corner of El Camino Real and Monroe Street (APNs 269-03-067, 068, 142 and 143). Properties are Zoned CT (Thoroughfare Commercial).
Applicants/Owners: Fred Raia and Brian Wilson
Request: **Adopt Mitigated Negative Declaration;** General Plan Amendment #65 from Gateway Thoroughfare to Transit Oriented Mixed Uses;
Rezone from CT (Thoroughfare Commercial) to PD (Planned Development); and
Modification to reduce minimum parking requirement from 45 to 43 spaces.
Project Planner: Debby Fernandez, Assistant Planner II
Commission Action: **Continued to July 25, 2007**

12. File: **PLN2007-06257**
Location: 4041 Davis Street, a 7,500 square foot lot located on the east side of Davis Street, approximately 200 feet south of Beech Street (APN 104-12-079). Property is zoned RI-6L (Single Family Residential).
Applicant: Robert Fitch
Owner: Mr. and Mrs. Kanuga
Request: **Rezone** of a Single Family Residential (R1-6L) to Duplex (R2-7L); and **Variance** for reduced front yard setback to 15 feet where 20 feet is required and reduced lot width to 50 feet where 65 feet is required in conjunction with the construction of a new 2-story duplex unit and demolition of an existing accessory unit and detached garage.
Project Planner: Jenny Lee, Assistant Planner I
Commission Action: **Continued up to 90 days**

VARIANCES

13. File: **PLN2007-06429**
Location: 2195 Hoover Drive, a 13,859 square foot lot, located on the northeast corner of Hoover Drive, approximately 140 feet north of Coolidge Drive (APN 216-10-021). Property is Zoned RI-6L (Single Family Residential).
Applicant: Dan Winklebleck, Cornerstone Limited RDP, Inc.
Owner: Bob Hoffmann
Request: **Variance** to allow maximum detached accessory building area from 480 square feet to 2,698 square feet in conjunction with legalizing of three existing detached accessory structures.
Project Planner: Marge Sung, Planning Intern
Commission Action: **Continued up to 180 days**

14. File: **PLN2007-06443**
Location: 875 Circle Drive, a 7,823 square foot lot located on the northside of Circle Drive, approximately 375 feet west of Alviso Street (APN 269-48-035). Property is Zoned R1-6L (Single Family Residential).
Applicant: Jason Mundy
Owner: John Joseph
Request: **Variance** to allow proposed expansion of nonconforming garage to 737 square feet where 480 square feet is the maximum allowed; a reduction in sideyard setback to 1 foot 7 inches where 5 feet is required; and an increase in building height to 12 feet 2 inches where 12 feet is the maximum allowed.
Project Planner: Judith Silva, Associate Planner
Commission Action: **Approved, subject conditions**
15. File: **PLN2007-06448**
Location: 2622 Painted Rock Drive, a 5,227 square foot lot located on the southwest corner of Painted Rock Drive and Agate Drive (APN 216-19-026). Property is Zoned R1-6L (Single Family Residential).
Applicant/Owner: Esperanca Rydberg
Request: **Variance** to allow an accessory building attached to an existing 1-car garage resulting in 660 square feet in size, to exceed the 480 square foot maximum allowance for Single family residence.
Project Planner: Jenny Lee, Assistant Planner I
Commission Action: **Continued up to 60 days**
16. File: **PLN2007-06382**
Location: 1244 Jefferson Street, a 7,841 square foot lot located on the west side of Jefferson Street, approximately 100 feet north of Fremont Street (APN: 269-13-006). Property is zoned RI-6L (Single Family Residential).
Applicant: E. Jack Christensen
Owner: Rich Lucero
Request: **Variance and Architectural Review** of 1st story expansion and basement addition to allow an expansion of a structure with a nonconforming side yard of 1.5 feet where 5 feet is required.
Project Planner: Marge Sung, Planning Intern
Commission Action: **Approved, subject to conditions**

REVOCATION PROCEEDING

17. File: **PLN2006-05735**
Location: 1444 Market Street, a 5,000 sq. ft. lot on the south side of Market Street, in a Single Family Residence (R1-6L) Zoning District, approximately 100 ft. west of Madison Street (APN 269-35-044)
Applicant: Jon Freel, JF Building Design
Owner: Lisa Freitas
Request: **Consideration of Commission initiated Revocation of previously approved Variance** for substandard side yard setbacks and a one-car garage where 2 are required, in conjunction with reconstruction and addition to the rear of a single family residence
Project Planner: Judith Silva, Associate Planner
Commission Action: **Initiated Revocation of PLN2006-05735 and set hearing for July 25, 2007**

18. Nomination of 2007-08 Planning Commission Officers

19. OTHER BUSINESS

Commission Procedures and Staff Communications

Public comment on these items may be limited to one minute, at discretion of the Chair

- a. Announcements/Other Items
- b. Report of the Director of Planning and Inspection
 - City Council actions
 - Commission/Board Liaison and Committee Report
- c. Commission Procedures
 - Planning Procedures
 - Workplan items
 - Follow-up on Possible Topics for Joint Meeting between Planning Commission and City Council: Discussion
- d. Study Session to Discuss Archaeology Issues and Possible Sub-Committee

20. ADJOURNMENT – 10:15 p.m.

I:\PLANNING\2007\PC 2007\0627\summary agd pc0627final